

Eaton's Neck Lighthouse



masonry restoration • façade cleaning • pointing • historic restoration • terra cotta

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The Graciano team oversaw the entire interior and exterior restoration of the Eaton's Neck Lighthouse on Huntington Bay and Long Island Sound, New York.

"Eaton's Neck is a brownstone lighthouse that's been standing in a harsh and exposed environment for almost two and a quarter centuries. But one of the trickier parts of the restoration turned out to be the electrical system," says project manager Nick Foglio. The lighthouse was built in 1799, electrified in 1921, and irregularly updated over the years. It is listed in the National Register of Historic Places, and its site is now a U.S. Coast Guard (USCG) station. "One of the first issues was the electrical work—not knowing what was working, what needed to be removed, what needed to be replaced," Mr. Foglio reports. "Under Graciano's management the installation was brought up to code and into line with Coast Guard standards."

Between February and October, 2022, Graciano restoration experts completed a slate of tasks on the tower and its vestibule that included:

- Abating asbestos-containing materials in ceilings, walls and floors
- Dismounting and reinstalling (or replacing) electrical equipment, panels and power lines
- Demolishing and replacing roofing, roof membrane and underlayment
- Removing and replacing exterior wooden trim, soffit and fascia
- Removing loose paint and plaster, and repointing and coating brickwork
- Replacing heavy, deteriorated metal doors and doorframes with weather-resistant, authentically detailed stainless-steel portals
- Removing lead paint and debris from central support column, spiral stair, railings, lantern frames, decks, beams, ladder, cornice and lens mount, and repairing, painting or treating cast-iron, bronze and copper surfaces and components to prevent corrosion and restore historical forms
- Cleaning and silicate-coating exposed interior masonry
- Patched 226 square feet of damaged brownstone with mineral-based, restoration-grade mortar
- Complete repointing of all historic brownstone mortar joints (3600 LF)
- Painting the exterior with KEIM mineral silicate architectural protection coating
- Repairing and fabricating replacement parts for four 19th-century, cast-iron framed windows, and completely replicating a deteriorated fifth window
- Repairing the tower's copper vent ball (finial) and replacing the lightning rod and grounding cable
- Reglazing the lighthouse's 20-pane lantern

From bidding the project, to shrouding the 73-foot tower in scaffolding, restoring damaged stone or mortar and replicating historic details, Mr. Foglio and his crew worked closely with their Coast Guard clients, an experience he recalls as seamless and paperwork-intensive. "Frequent communication and close attention to the protocols got us through without a hitch," he says.

As he prepares to hand over the keys to the Coast Guard, Mr. Foglio notes, "The USCG oftentimes said they wished every construction project on the base would go as smoothly and nicely as ours did. And that's always refreshing to hear."

Since 1916, Graciano Corporation, with offices in Pennsylvania and New York, has been a complete source for structural restoration, beautification and repair. With a heritage of pride in craftsmanship, acknowledged technical leadership and the finest restoration team in the industry, Graciano is "Giving a Future to the Past."

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